



## THE CITY OF SAN DIEGO MANAGER'S REPORT

DATE ISSUED: September 27, 2000

REPORT NO. 00-195

ATTENTION: Honorable Mayor and City Council  
Docket of October 3, 2000

SUBJECT: Consent to a Joint Public Hearing with the Redevelopment Agency on the proposed termination of the effectiveness of the Redevelopment Plan for the Market Street Industrial Park (MSIP) Redevelopment Project

### SUMMARY

Issue: Should the City Council consent to a Joint Public Hearing with the Redevelopment Agency on the proposed termination of the effectiveness of the Redevelopment Plan for the MSIP Redevelopment Project, and authorize the City Clerk to set time, date and place thereof?

Manager's Recommendation - Authorize consent for a Joint Public Hearing with the Redevelopment Agency on the proposed termination of the effectiveness of the Redevelopment Plan for the Market Street Industrial Park Project, and authorize the City Clerk to set time, date and place thereof.

Other Recommendations - None

Fiscal Impact - No fiscal impact associated with this action.

### BACKGROUND:

The Market Street Industrial Park (MSIP) Redevelopment Project was adopted August 18, 1976. The MSIP was adopted to develop a light industrial business park to enhance employment opportunities for residents in the surrounding neighborhoods. The 20 acre industrial park was completed in 1981. The specific project goals and objectives of the MSIP included, but were not limited to the following: elimination of physical blighting conditions such as obsolete structures and incompatible land uses; establish a light industrial park where labor intensive types of industries can be located; to provide site for new and relocated industries that will provide new jobs for the community residents; and, to promote local entrepreneurship by providing incentives

for new industrial development by local residents. And while suffering significant vacancies throughout the recessionary period of the early nineties, the MSIP has been fully occupied since 1996. The MSIP is incorporated within the Metro Enterprise Zone, this provides further business incentives and employment opportunities. To date a total of 600 employment positions have been created resulting from the development of this Industrial Park.

#### DISCUSSION:

The Agency's work with the MSIP business owners has resulted in a productive, employment generating, well run industrial park which has accomplished the goals and objectives established in the MSIP Redevelopment Plan, and has contributed to the improvement of housing conditions in neighborhoods surrounding the MSIP.

The MSIP has no housing development within its boundaries, therefore, the Agency, in cooperation with the San Diego Housing Commission and the Southeast Economic Development Corporation (SEDC), has applied the annual MSIP housing set-aside funds to partially fund the Mount Hope Neighborhood Housing Rehabilitation Program for very low, low and moderate income owner occupied households in the Mount Hope and Helix Heights neighborhoods surrounding the MSIP. To date, approximately 98 owner-occupied dwelling units have been rehabilitated, the majority of whom were very low and low income households.

California Redevelopment Law required the adoption of a limitation on the amount of tax increment funds to be collected by the Agency from the Market Street Industrial Park Redevelopment Project. That limitation was adopted by ordinance on December 8, 1986, and having attained that limit, the MSIP project does not anticipate the collection of any additional tax increment funds beyond Fiscal Year 1999.

California Redevelopment Law requires that, prior to consideration of the termination of the effectiveness of the redevelopment plan for the MSIP Redevelopment Project, the City Council and Redevelopment Agency give prior consent and authorization for a joint public hearing. With authorization of the City Council and Redevelopment Agency, the Deputy Executive Director will publish notice of the joint public hearing in an official newspaper of general circulation for four successive weeks and will, by first class mail, a notice of the public hearing to all owners of property within the redevelopment Project Area. Staff will work the City Clerk and Mayor's office to coordinate this public hearing.

Notice of the public hearing to terminate the effectiveness of the Market Street Industrial Park Redevelopment Plan will be accomplished in accordance with applicable sections of California Redevelopment Law and the Government Code.

Respectfully submitted,

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Hank Cunningham  
Director  
Economic Development & Community Services

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Approved: George I. Loveland  
Assistant City Manager